

NOTICE OF PUBLIC HEARING
ZONING ADMINISTRATION



STAFF

Brennon Williams, Zoning Administrator
Francine Suarez, Administrative Coordinator

For inquiries concerning this agenda, please contact Francine Suarez at 314-0368, or send written

DECISIONS NOTED

B2125, on **Tuesday, June 14, 2011, at 9:00 a.m.** for the purpose of considering the following requests:

DEFERRALS

1. ZA-20110034 Lydia Wright, agent for Alberto Candelaria, requests conditional use approval to allow a mobile home to be used as a dwelling during construction of a dwelling on the same premises on Tract 67B, MRGCD Map #39, located at 465 Atrisco Dr. SW, zoned R-1, and containing approximately .879 acres. **DEFERRED FROM THE APRIL 2011 ZA HEARING**

S. Valley

DENIED

2. ZA-20100020 Arch & Plan Land Use Consultants, LLC, agent for Joseph H. Danzer, requests an administrative amendment to an existing Special Use Permit for a Mobile Home Park (CSU-83-6) to allow for alternate site layout and a reduction in the number of mobile homes on Lots 7, 8, 9, & 10, Block 2, Sunnymead Subdivision, located at 740 Tyler Rd. NE, 743 Carlito Rd. NE, & 747 Carlito Rd. NE, zoned M-H, and containing a combined area of approximately 1.63 acres. **REMANDED FROM THE MARCH 2011 BOARD OF ADJUSTMENT HEARING**

N. Valley

DENIED

3. ZA-20110026 (T-10) Diana Solis, agent for Manuel Solis, requests conditional use approval to allow a mobile home to be used as a one-family dwelling on an unplatted parcel in the Pajarito Grant (SE ¼ of the SW ¼ of the SW ¼ of Section 34, Township 9 North, Range 6 East), located at 7227 Los Padillas Rd. SW, zoned A-1, and containing approximately 7.55 acres. **DEFERRED FROM THE MAY 2011 ZA HEARING**
- APPROVED**

S. Valley

4. ZA-20110028 (E-16) Evelyn S. Barela, agent for Frank L. Jr. & Kristina G. Barela, requests an administrative amendment to an existing Special Use Permit for a Spray Booth, Cabinet Shop and Watchman/Caretakers Quarters (CSU-85-37) to allow for a reduction in the overall area of the Special Use Permit on Tracts 20A & 20B, Vineyard Addition, located at 524 El Paraíso Rd. NE, zoned M-H, and containing approximately .937 acres. **DEFERRED FROM THE MAY 2011 ZA HEARING**
- DEFERRED**

N. Valley

5. ZA-20110031 (C-23) Four Seasons Southwest, Inc., agent for Ashley R. & Eric J. Miller *et. al.*, requests an administrative amendment to an existing Special Use Permit for Planned Residential Development (CSU-78-94) to allow for an alternate site layout (patio cover addition) on Tract4B5, Sandia Heights South Unit 8, located at 841 Llave Ln. NE, zoned R-2, and containing a combined area of approximately .739 acres. **DEFERRED FROM THE MAY 2011 ZA HEARING**
- APPROVED**

Far NE Heights

6. ZA-20110037 (P-14) Teresa Strogon requests conditional use approval to allow a mobile home for a medical hardship for a three (3) year period in addition to an existing single-family dwelling on Tract 8, Scott Martins Subdivision, located at 4426 Prince St. SE, zoned M-H, and containing approximately .565 acres. **DEFERRED FROM THE MAY 2011 ZA HEARING**
- APPROVED**

S. Valley

7. ZA-20110044 (A-25) Reliant Land Services, agent for United States National Forest, requests an administrative amendment to an existing Special Use Permit for a Radio Relay Station (CSU-74-77) and Radio Transmitting Station Building & Tower (CSU-74-87) to allow for an alternate site layout on an unplatted parcel situated within Township 11 North, Range 5 East, Section 6, located at 701 Sandia Crest Road, zoned A-2, and containing approximately 672.51 acres. **DEFERRED FROM THE MAY 2011 ZA HEARING**
- DEFERRED**

E. Mtns.

8. ZA-20110012 (M-11) Ezequiel Rojas requests conditional use approval to allow a home occupation with clients, customers, patrons, and/or one (1) employee (barber shop) on Tract 134, MRGCD Map # 43, located at 3202 Arenal Rd. SW, zoned R-1, and containing approximately .340 acres. **REMANDED BY THE BOARD OF ADJUSTMENT FROM THE MAY 2011 HEARING**
- DEFERRED**

S. Valley

NEW REQUESTS

9. ZA-20110030 (N-12) Flora Otero, agent for Polo P. Gallegos, requests conditional use approval to allow a mobile home for a medical hardship for a three (3) year period in addition to an existing single-family dwelling on Tract 29B3A2, MRGCD Map #46, located at 2101 Valley Rd. SW, zoned R-1, and containing approximately .333 acres.
- APPROVED**

S. Valley

10. ZA-20110047 (P-12) Leyba Building Contractor, Inc., agent for Rosalio Romero, requests a variance of 5 feet 8 inches to the required front yard setback distance on Lot 17, Block 13, Adobe Acres Subdivision Unit 4A, located at 1801 Corte Edwardo SW, zoned R-1, and containing approximately .251 acres.

DENIED

11. ZA-20110048 (P-12) Leyba Building Contractor, Inc., agent for Rosalio Romero, requests a variance of 3 feet 2 inches to the required side yard setback distance on Lot 17, Block 13, Adobe Acres Subdivision Unit 4A, located at 1801 Corte Edwardo SW, zoned R-1, and containing approximately .251 acres.

DENIED

12. ZA-20110050 (P-12) Leyba Building Contractor, Inc., agent for Rosalio Romero, requests a variance of 3 feet to the required separation distance between an accessory building and a single-family dwelling on Lot 17, Block 13, Adobe Acres Subdivision Unit 4A, located at 1801 Corte Edwardo SW, zoned R-1, and containing approximately .251 acres.

S. Valley

DENIED

13. ZA-20110051 (P-12) Leyba Building Contractor, Inc., agent for Rosalio Romero, requests a variance of 2 feet 8 inches to the required side yard setback distance on Lot 17, Block 13, Adobe Acres Subdivision Unit 4A, located at 1801 Corte Edwardo SW, zoned R-1, and containing approximately .251 acres.

DENIED

14. ZA-20110062 (K-35) Romano & Associates, LLC, agent for Entranosa Water & Wastewater, requests an administrative amendment to an existing Special Use Permit for a (Private) Utility Facility (CSU-70037) to allow for the replacement of existing telecommunication antennas located on a water tank on Tract G1, Sandia Mountain Ranch Unit 2, located at 301 Via Sedillo Road, zoned A-2, and containing approximately 1.68 acres.

E. Mtns.

APPROVED

15. ZA-20110068 (B-15) Yolanda Montoya, agent for Darryl Vigil & Elizabeth Dewit, requests a variance of 10 feet to the required front yard setback distance (north side of a lot with double frontage) on Tract B, Jag Ltd Addition, located at 600 Calle de los Hijos NW, zoned R-1, and containing approximately .682 acres.

APPROVED

16. ZA-20110069 (B-15) Yolanda Montoya, agent for Darryl Vigil & Elizabeth Dewit, requests a variance of 16 feet 5½ inches to the required front yard setback distance (south side of a lot with double frontage) on Tract B, Jag Ltd Addition, located at 600 Calle de los Hijos NW, zoned R-1, and containing approximately .682 acres.

N. Valley

APPROVED

17. ZA-20110070 (Q-11) Leticia Guillen, agent for Pedro Armando & Dora Gonzales, requests an administrative amendment to an existing Special Use Permit for Two Mobile Homes (CSU-70-24) to allow for the replacement of a mobile home on Tract 10B, Sunny Suburbs Addition, located at 4408 Gibb St. SW, zoned A-1, and containing approximately .507 acres.

S. Valley

APPROVED

18. ZA-20110073 (K-12) Bear Holding, Inc. dba Bear Restoration, agent for Secundino Jr. & Patsy Salas, requests conditional use approval to allow an accessory building in excess of 600 square feet in area (1,092-sq. ft. garage) on Lot 8, Block 2, El Centro Addition, located at 3104 Draxton Ave. SW, zoned R-1, and containing approximately .258 acres.

S. Valley

APPROVED

19. ZA-20110074 (S-11) Shirley J. Aguirre requests conditional use approval to allow a mobile home to be used as a one-family dwelling for incidental purposes (agricultural assistant) on Tract A, Lands of Markham, located at 2505 Cherry Tree Ln. SW, zoned A-1, and containing approximately 4.97 acres.

DEFERRED

20. ZA-20110078 (N-12) Stacy Traxier & Arthur Hitchcock request conditional use approval to allow a day care center on Lot 36A, AFC Subdivision, located at 2160 Iona Rd. SW, zoned R-1, and containing approximately .496 acres.

APPROVED

21. ZA-20110079 (B-15) Freddie A. & Mary E. Segura request conditional use approval to allow an accessory building in excess of 600 square feet in area (792-sq. ft. carport) on Lot 14, Block A, Western Meadows Subdivision Unit 1, located at 900 Western Meadows Ct. NW, zoned R-1, and containing approximately .573 acres.

N. Valley

APPROVED

22. ZA-20110080 (F-35) Jason S. & Sarah Lynn Valenzuela request conditional use approval to allow a mobile home for a medical hardship for a three (3) year period in addition to an existing single-family dwelling on tract A, Lands of Robert C & E Paulette Pettingell, located at 3 Kramer Road, zoned A-2, and containing approximately 2.44 acres.

E. Mtns.

APPROVED

23. ZA-20110081 (E-16) Elizabeth R. & Jesus Ramirez request an administrative amendment to an existing Special Use Permit for a Contractor's Yard and Single-Family Dwelling (CSU-70049) to allow for an alternate site layout on Tract 32, Vineyard Addition No. 3, located at 519 Niagara Rd. NE, zoned M-H, and containing approximately .499 acres.

N. Valley

DENIED

24. ZA-20110082 (S-9) Jose A. & Araceli Hernandez request conditional use approval to allow a mobile home used as a dwelling during construction of a dwelling on the same premises on an unplatted parcel within the NE ¼ of the NE ¼ of the SW ¼ of Section 28, Township 9 North, Range 2 East, located at 5850 Niese Dr. SW, zoned A-1, and containing approximately 11.6 acres.

S. Valley

APPROVED

**Distribution: County Commissioners
County Manager
Deputy County Manager for Community Services Division
Director, Zoning, Building, Planning & Environmental Health Department
Fire Marshal's Office
Property owners within 200 feet of subject site
(300' for medical hardship requests)
Public Works Division
Recognized neighborhood associations
Zoning Administration files**

An application, which may affect your property, has been filed with the Zoning Administration Office for public hearing. It is highlighted on the enclosed sheet. The date, time, and location of the hearing are shown at the top of the sheet. For additional information, contact the Zoning, Building & Planning Director at 111 Union Square Street SE, Suite 100 or (505) 314-0350. Inquires should be referred to by case number. The Notice of Public Hearing can also be found on the Internet at <http://www.bernco.gov>.

Una aplicacion que puede afectar su propiedad ha sido sometida en la oficina de la Administracion De Zona. Una marca en amarillo significa el caso en esta carta. El dia, tiempo, y el lugar para la junta esta escrito en la forma, 111 Union Square Street SE, Suite 100, (505) 314-0350.

**ES NECESARIO TRAER UN INTERPRETE
SI NO HABLA INGLES**